

# Developer sues Hills over rezoning denial

**By Noreen Flack**  
staff writer

A developer didn't take kindly to the Farmington Hills City Council's decision to block the rezoning of about 10 acres southeast of 13 Mile and Halsted on Oct. 18.

Developer Allan Adelson of Union Lake filed a lawsuit against the city on Oct. 19 in Oakland County Circuit Court. The case has been assigned to Judge Francis X. O'Brien.

Adelson hopes to have the property rezoned from RA-1 (one-family

residential district) to RC-2 (multiple-family residential district) so he can build a two-story, 108-unit condominium complex.

He maintains an option to buy 11.7 acres from the Archdiocese of Detroit contingent on the city rezoning 10.4 acres. About 1.3 acres is already zoned RC-2.

On Oct. 28, Adelson sought rezoning before the city council. But council members voted unanimously against the rezoning after residents from the historic Halsted Homeown-

ers Association urged them to do so.

Adelson claims the rezoning denial is unreasonable and that the land, as zoned, doesn't conform to the city's master land use plan, said city attorney Paul Bibeau. Adelson's order states that the zoning is invalid and illegal.

The order also asks for relief in equity for costs and attorney fees. If Adelson wins, he could claim a monetary loss for the amount of time spent to have the land rezoned, Bibeau said.

Adelson could not be reached for comment.

THE 10.4 acres are surrounded by RC-2 zoned land at 13 Mile and Halsted. The required change in zoning to accommodate Adelson's proposal would conform to the master land use plan, said Claude Coates, city planning and zoning consultant from Villcan-Leman Associates, Southfield.

The master plan, adopted by the planning commission, serves as a planning guide for the city. But it is

not legally binding, Bibeau said.

"The master plan can be changed, but you have to have valid good reason for any change," Bibeau said.

City officials and residents are concerned the proposed condominium complex would increase density, bring harm to the area's natural beauty and press roads with bumper to bumper traffic. Both 13 Mile and Halsted are designated as natural beauty roads.

Adelson's proposed condominium complex would include 108 two-bedroom units, with two cars per unit. There would be two entrances to the complex, one from Halsted and one from 13 Mile.

Adelson said he would preserve some of the site's natural vegetation to maintain the natural beauty. Both his land planner, Robert Layton of Ann Arbor, and Coates agreed that a one-family residential subdivision would create more traffic than the proposed development.

## Drake eyed for natural beauty

Farmington Hills City Council will hold a public hearing on Dec. 11 to consider designating Drake Road, from East Lyman to I-96, a natural beauty road.

City code calls for the city council to make a preliminary designation. Within six months, the Department of Public Service will report on the applicability.

Another public hearing then will be held. Afterward, the city council will make a final decision on the designation.

The winding stretch of road, flanked by trees and vegetation, was paved last year.



RANDY DORST/staff photographer  
Perry Swartz adjusts one of the 60 antique clocks in his downtown Farmington shop.

## Making time stand still

Perry and Valerie Swartz made time stand still this week.

Owners of Perry's Clock Shop in the Village Mall in downtown Farmington, the couple stopped some 60 antique clocks in their store, as Daylight Savings Time ended and the area "fell back" one hour to Eastern Standard Time Sunday morning.

"Never turn a clock back — never move the minute hand backward," Perry Swartz warns people. "The simplest way is to stop it."

The Swartzs began their business seven years ago after Perry retired from his mechanical engineering career and Valerie retired from teaching. They sell numerous antique clocks, new clocks and music boxes. They also repair both clocks and watches.

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## Law aimed at child prostitution

Legislation that would require physicians, law enforcement officers and teachers to report children engaging in prostitution to the Department of Social Services (DSS) for investigation has been introduced by state Rep. Jan Dolan, R-Farmington Hills.

Under House Bill 5215, police automatically would refer minors picked up for soliciting to DSS. Child Protective Services (CPS) investigators then would review their family situations to see if parental abuse or neglect charges were involved and to ensure the child's safety.

"Currently, the Child Protection Act does not stipulate child prostitution as a basis for investigation of child abuse or neglect," Dolan said.

"My legislation explicitly would classify child prostitution as a reasonable cause to suspect child abuse or neglect. Such classification would result in the reporting of child prostitution cases and subsequent investigation by the CPS."


Dolan said her bill also would help identify and assist runaways, who often earn their living through prostitution.

"A recent study showed a rising percentage of the homeless are AIDS-infected, which means child prostitutes are at great risk of contracting AIDS," she said.

"We must do everything possible to provide help for young people who are jeopardizing their lives through prostitution. My bill would establish

that it is the responsibility of DSS to investigate instances of child prostitution, to see if parental neglect or abuse played a part in creating this intolerable situation."

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